

# PLAN BAY AREA 2050

## Overview of Plan Bay Area 2050

*Highlights of the Long-Range Regional Plan &  
Next Steps Toward Implementation*

*Dave Vautin, MTC/ABAG — May 2021*



# Long-Range Planning... for a Better Bay Area

## WHAT IS THE PLAN?

*Plan Bay Area 2050 is the long-range plan charting a course for the nine-county San Francisco Bay Area, slated for adoption in fall 2021.*

## VISION & GUIDING PRINCIPLES

*Ensure by the year 2050 that the Bay Area is **affordable**, **connected**, **diverse**, **healthy** and **vibrant** for all.*

## FOUR ELEMENTS OF THE PLAN



- **Transportation** Strategies
- **Housing** Geographies & Strategies
- **Economic** Geographies & Strategies
- **Environmental** Strategies

# Long-Range Planning... for an Uncertain Future

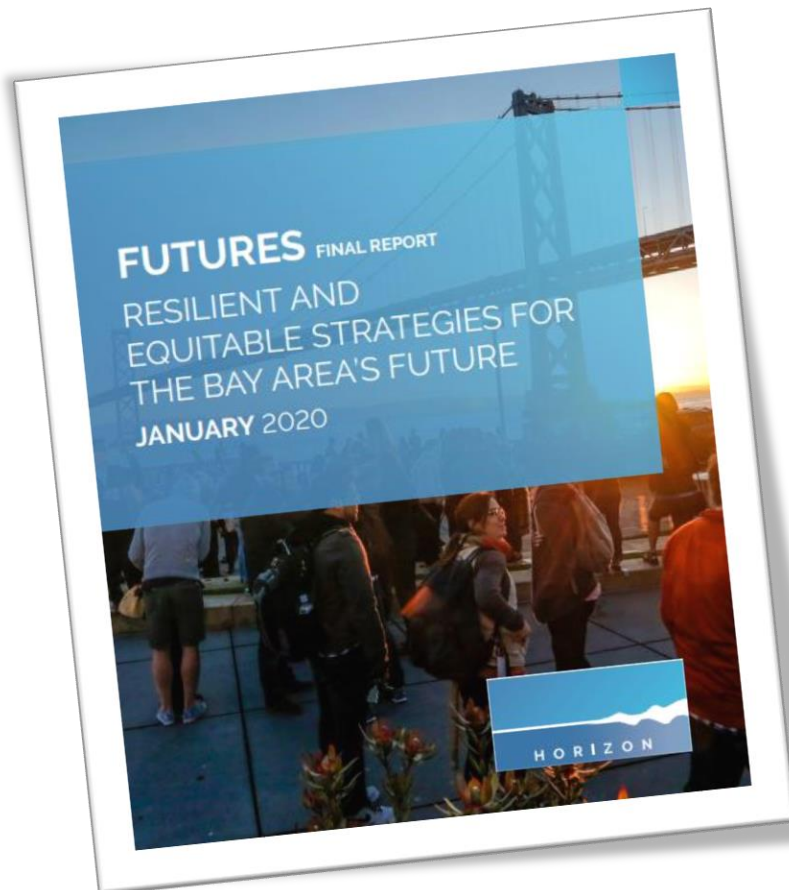
2018

2019

2020

2021

**Plan Bay Area 2050 built upon the foundation of the Horizon initiative, which generated new strategy ideas and stress-tested them against a broad range of economic, technological, environmental, and political forces.**



**Strategies  
prioritized  
based upon:**



*Resilience*



*Equity*



# Long-Range Planning... Driven by Public Input



## Engagement to Date by the Numbers

**140+** **public meetings** featuring discussion of Horizon & Plan Bay Area 2050

**140+** **public events** including in-person & virtual workshops, pop-up events, and focus groups

**60+** **stakeholder events** including RAWG and REWG meetings, workshops, and webinars

**220,000+** **public and stakeholder comments** received to date

**19,000+** **participants in planning process** to date

# Plan Bay Area 2050: Growth Geographies



**1.4  
million**

*new households  
between 2015  
and 2050*



**1.4  
million**

*new jobs  
between 2015  
and 2050*

## Protect



Areas Outside  
Urban Growth  
Boundaries  
(including PCAs)



Unmitigated  
High Hazard  
Areas

## Prioritize



**Priority Development  
Areas (PDAs)**



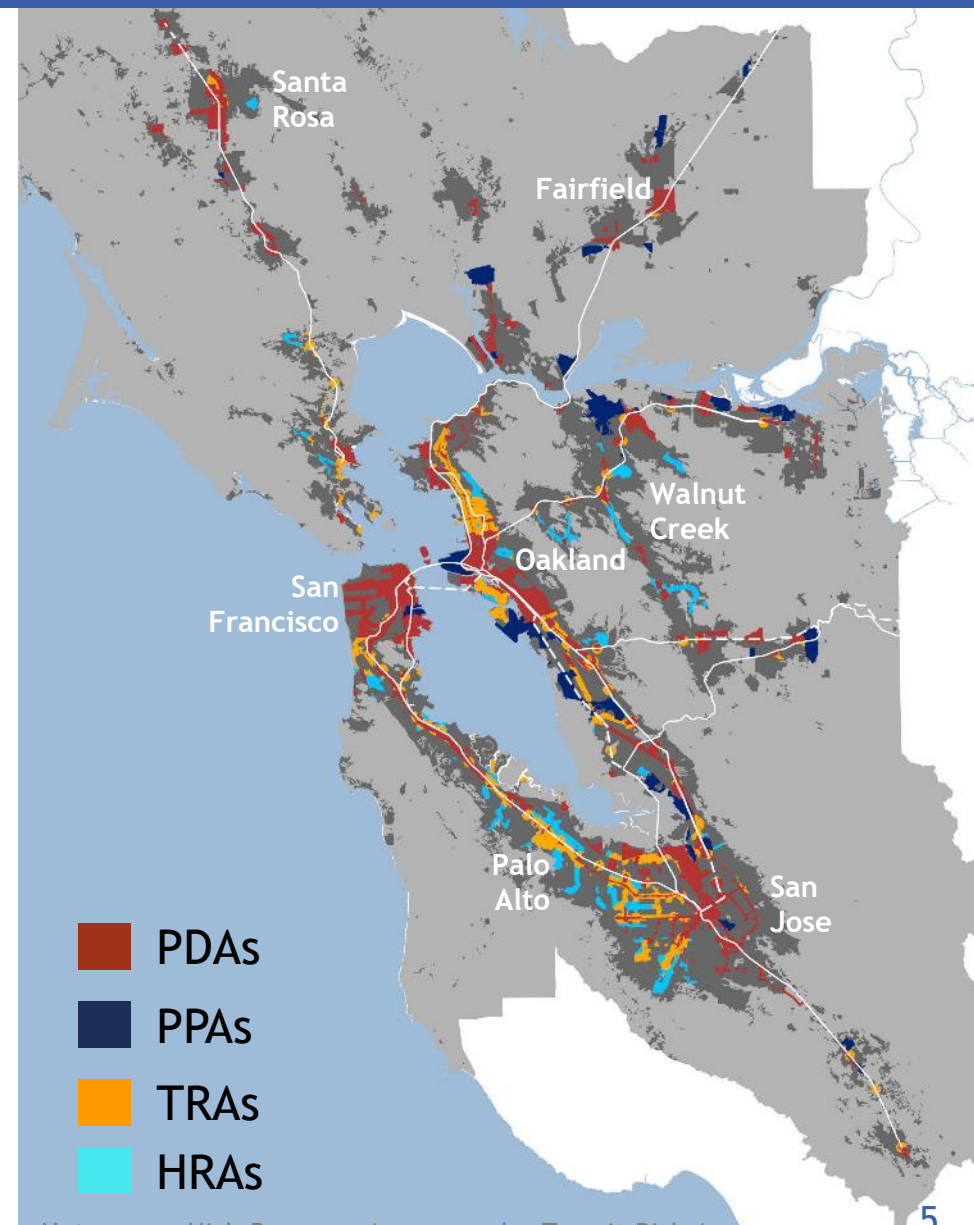
**Priority Production  
Areas (PPAs)**



**Transit-Rich Areas  
(TRAs)**



**High-Resource  
Areas (HRAs)**



Note: some High-Resource Areas are also Transit-Rich Areas



# Plan Bay Area 2050: 11 Themes, 35 Bold Strategies



| Housing Strategies – Cost : \$468 Billion    |  |
|--|--|
| Protect and Preserve Affordable Housing      | Further Strengthen Roster Protections Beyond State Legislation. Building upon recent tenant protection laws, limit annual rent increases to the rate of inflation, while exempting units less than 10 years old. \$2 BILLION   |
|  | Preserve Existing Affordable Housing. Acquire homes currently affordable to low- and middle-income residents for preservation as permanently deed-restricted affordable housing. \$237 BILLION   |
| Spur Housing Production at All Income Levels | Allow a Greater Mix of Housing Densities and Types in Growth Areas. Allow a variety of housing types at a range of densities to be built in Priority Development Areas, select Transit-Rich Areas, and select High Resource Areas. N/A   |
|  | Build Adequate Affordable Housing to Ensure Homes for All. Construct enough deed-restricted affordable homes necessary to fill the existing gap in housing for the unhoused community and to meet the needs of low-income households. \$219 BILLION                                      |
|  | Integrate Affordable Housing into All Major Housing Projects. Require a baseline of 10 to 20 percent of new market-rate housing developments of 5 units or more to be affordable to low-income households. N/A   |
|  | Transform Aging Malls and Office Parks into Neighborhoods. Permit and promote the reuse of shopping malls and office parks with limited commercial viability at neighborhoods with housing at all income levels. N/A   |
| Create Inclusive Communities                 | Provide Targeted Workforce, Rental and Small Business Assistance to Communities of Concern. Provide assistance to low-income communities and communities of color to address the legacy of exclusion and predatory lending, while helping to grow locally owned businesses. \$10 BILLION |
|  | Accelerate Reuse of Public and Community Owned Land for Mixed-Income Housing and Essential Services. Help public agencies, community land trusts and other non-profit landowners to accelerate development of mixed-income affordable housing. N/A                                       |

| Economic Strategies – Cost : \$234 Billion |   |
|--|---|
| Improve Economic Mobility                  | Implement a Statewide Universal Basic Income. Provide an average \$500 per month payment to all Bay Area households to improve family stability, promote economic mobility and increase consumer spending. \$205 BILLION                                    |
|  | Expand Job Training and Incubator Programs. Fund assistance programs for establishing and growing small businesses, as well as job training programs, primarily in historically disadvantaged communities. \$5 BILLION                                      |
|  | Invest in High-Speed Internet in Underserved Low-Income Communities. Provide direct subsidies and a new business, as well as job training programs, primarily in historically disadvantaged communities. \$10 BILLION                                       |
| Shift the Location of Jobs                 | Allow Greater Commercial Densities in Growth Geographies. Allow greater densities for new commercial development in select Priority Development Areas and select Transit-Rich Areas to encourage more jobs to locate near public transit. N/A               |
|  | Provide Incentives to Employers to Shift Jobs to Housing-Rich Areas Well Served by Transit. Provide incentives to encourage employers to relocate offices to housing-rich areas near regional rail stations. \$10 BILLION                                   |
|  | Retain Key Industrial Lands through Establishment of Priority Production Areas. Implement local policies to protect key industrial lands identified as Priority Production Areas, while funding key infrastructure improvements in these areas. \$4 BILLION |

Learn more about each of the 35 adopted strategies at [planbayarea.org](https://planbayarea.org).

# Bold Strategies for a More Affordable Bay Area



**Reduce the region's extreme cost of living by enabling over a million new homes near public transit**

**Strategies include:**

- Allow a Greater Mix of Housing Types and Densities in Growth Areas
- Transform Aging Malls and Office Parks into Neighborhoods
- Maintain Urban Growth Boundaries



**Produce and preserve much-needed affordable housing through public, non-profit, and private sector action**

**Strategies include:**

- Preserve Existing Affordable Housing
- Build Adequate Affordable Housing to Ensure Homes for All
- Integrate Affordable Housing into All Major Housing Projects



**Provide robust discounts for low-income residents both for tolls and transit fares**

**Strategies include:**

- Reform Regional Transit Fare Policy
- Implement Per-Mile Tolling on Congested Freeways with Transit Alternatives



# Bold Strategies for a More Connected Bay Area



**Create a world-class public transportation system, emphasizing maintenance and ridership as critical twin goals**

**Strategies include:**

- Operate and Maintain the Existing System
- Enhance Local Transit Frequency, Capacity, and Reliability
- Expand and Modernize the Regional Rail Network



**Standardize transit fares across the region and advance seamless mobility through schedule coordination**

**Strategies include:**

- Reform Regional Fare Policy
- Enable a Seamless Mobility Experience



**Permanently reduce traffic congestion through a proven approach of pricing select corridors**

**Strategies include:**

- Implement Per-Mile Tolling on Congested Freeways with Transit Alternatives
- Build an Integrated Regional Express Lane and Express Bus Network



# Bold Strategies for a More Diverse Bay Area



**Protect renters from being displaced to the region's periphery and beyond**

**Strategies include:**

- Further Strengthen Renter Protections Beyond State Legislation
- Preserve Existing Affordable Housing
- Support Community-Led Transportation Enhancements



**Tackle racial inequities by enabling more housing in historically-exclusionary places**

**Strategies include:**

- Allow a Greater Mix of Housing Types and Densities in Growth Areas
- Build Adequate Affordable Housing
- Accelerate Reuse of Public and Community-Owned Land



**Reduce income inequality through new universal basic income and mortgage assistance programs**

**Strategies include:**

- Implement a Statewide Universal Basic Income
- Provide Targeted Mortgage, Rental, and Small Business Assistance to Equity Priority Communities



# Bold Strategies for a Healthier Bay Area



**Strive to eliminate traffic deaths by making streets safer for all roadway users**

**Strategies include:**

- Advance Regional Vision Zero Policy through Street Design and Reduced Speeds
- Build a Complete Streets Network



**Protect tens of thousands of Bay Area homes from rising sea levels and from potential earthquake damage**

**Strategies include:**

- Adapt to Sea Level Rise
- Provide Means-Based Financial Support to Retrofit Existing Residential Buildings



**Tackle climate change by electrifying vehicles & buildings and reducing auto trips**

**Strategies include:**

- Expand Clean Vehicle Initiatives
- Fund Energy Upgrades to Enable Carbon Neutrality in Existing Buildings
- Expand Transportation Demand Management Initiatives
- Expand Commute Trip Reduction Programs at Major Employers



# Bold Strategies for a More Vibrant Bay Area



**Encourage more job growth in housing-rich areas through financial incentives and streamlining**

**Strategies include:**

- Provide Incentives to Employers to Shift Jobs to Housing-Rich Areas Well Served by Transit
- Allow Greater Commercial Densities in Growth Geographies



**Preserve critical industrial lands and work to catalyze job growth in these locations**

**Strategies include:**

- Retain Key Industrial Lands through Establishment of Priority Production Areas
- Expand Job Training and Incubator Programs



**Ensure all communities have access to high-speed internet to fully participate in the digital economy**

**Strategies include:**

- Invest in High-Speed Internet in Underserved Low-Income Communities

# Plan Bay Area 2050: San Mateo County Local Focus

How might the Plan Bay Area 2050 strategies make San Mateo County residents' lives better?

## Strategy T11 Expand and Modernize the Regional Rail Network

- This strategy includes **enhanced service frequencies on Caltrain and improved connectivity to downtown San Francisco**, as well as major new rail expansions like **Dumbarton Group Rapid Transit** providing higher-quality transit options between the East Bay and the Peninsula.

## Strategy H4 Build Adequate Affordable Housing to Ensure Homes for All

- As one of the most income-stratified counties in the Bay Area, this strategy would help San Mateo County become more inclusive by **creating deed-restricted units for more than 20,000 low-income renter households**.

## Strategy EC4 Allow Greater Commercial Densities in Growth Geographies

- By enabling greater commercial development opportunities within walking distance to transit, this strategy would enable San Mateo County to **more closely align existing rail & rapid bus lines with future job and retail centers**.

## Strategy EN1 Adapt to Sea Level Rise

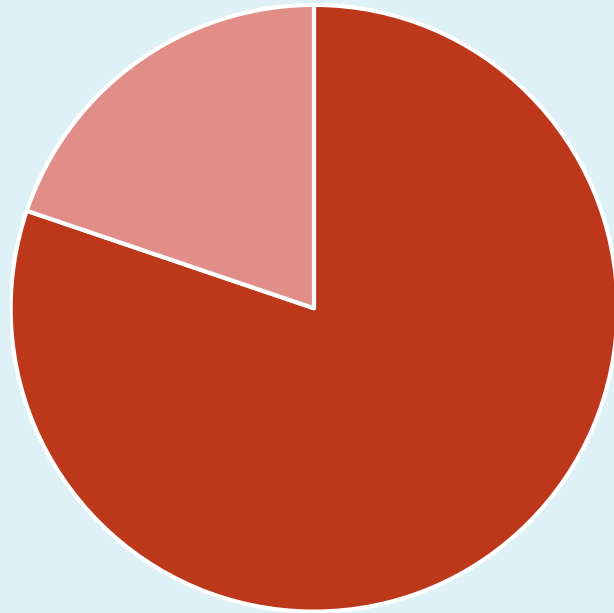
- With more than 5,000 San Mateo County households at risk through 2050, this strategy includes **critical protections to make communities and the US-101 corridor more resilient**, all while advancing more equitable outcomes.



# Plan Bay Area 2050: Revenues & Expenditures

## Transportation Element

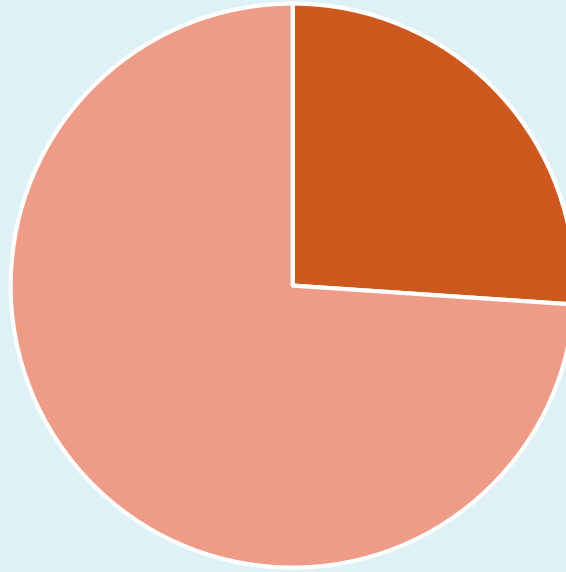
**\$466 billion** in existing funding  
**\$113 billion** in new revenues



■ Existing Revenues ■ New Revenues

## Housing Element

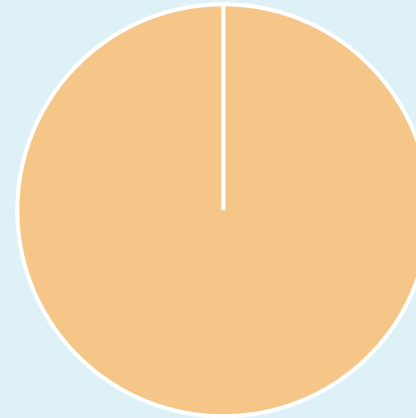
**\$122 billion** in existing funding  
**\$346 billion** in new revenues



■ Existing Revenues ■ New Revenues

## Economy Element

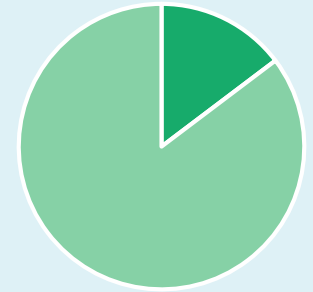
**N/A** in existing funding  
**\$234 billion** in new revenues



■ Existing Revenues ■ New Revenues

## Environment Element

**\$15 billion** in existing funding  
**\$87 billion** in new revenues



■ Existing Revenues ■ New Revenues

**Note:** \$12 billion in existing transportation funding is shown in Environment Element for climate & sea level rise strategies.

**Note:** new housing revenues could come from a mix of federal, state, regional, or local sources.

**Note:** as Needs & Revenue data is unavailable for economic development, existing funding is underrepresented.

**Note:** as Needs & Revenue data is unavailable for parks & conservation, existing funding is underrepresented.

# Forecasting the Future: Housing & Jobs Growth

## Housing Growth: 2015 to 2050

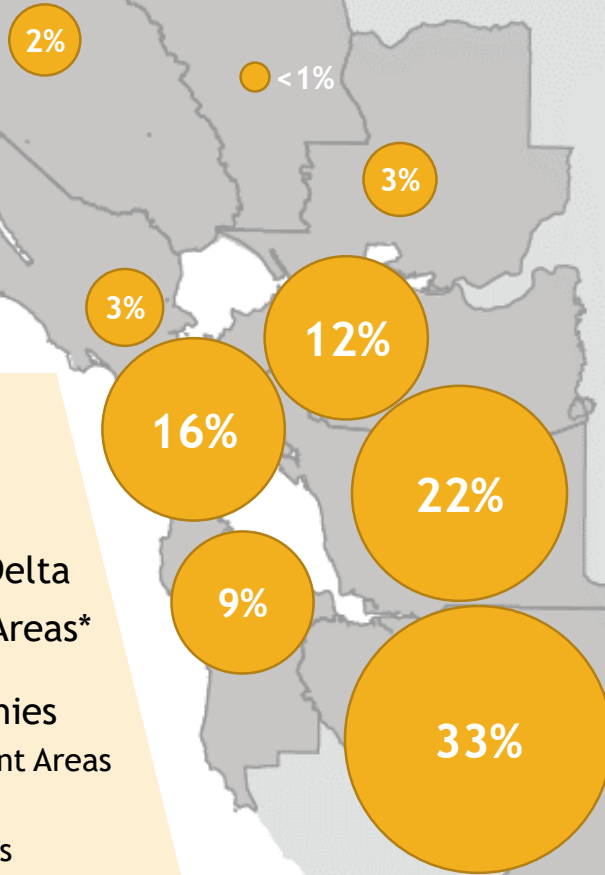
### MAP LEGEND

**X%** County's share of regional growth, sized based upon total number of new households

### KEY GROWTH STATISTICS

**43%** in Big 3 Cities  
**34%** in Bayside Cities  
**18%** in Inland/Coastal/Delta  
**5%** in Unincorporated Areas\*

**85%** in Growth Geographies  
**72%** in Priority Development Areas  
**82%** in Transit-Rich Areas  
**28%** in High-Resource Areas



## Job Growth: 2015 to 2050

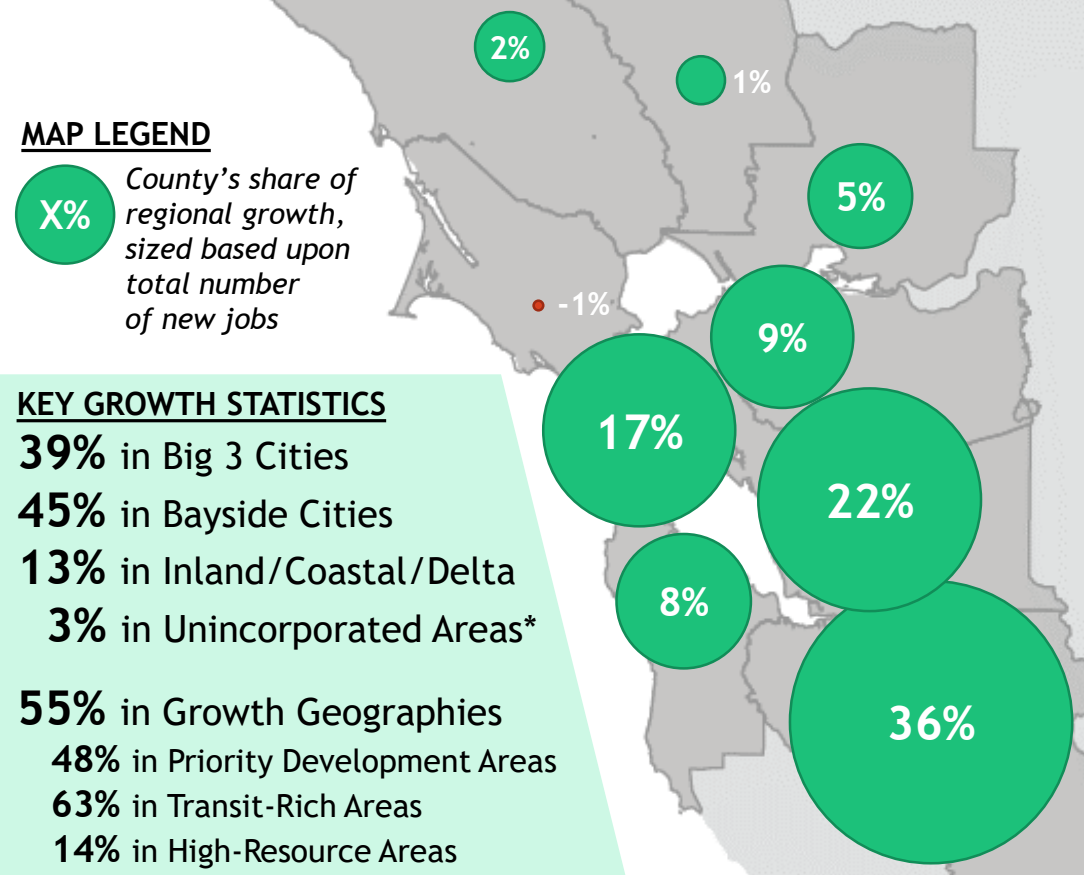
### MAP LEGEND

**X%** County's share of regional growth, sized based upon total number of new jobs

### KEY GROWTH STATISTICS

**39%** in Big 3 Cities  
**45%** in Bayside Cities  
**13%** in Inland/Coastal/Delta  
**3%** in Unincorporated Areas\*

**55%** in Growth Geographies  
**48%** in Priority Development Areas  
**63%** in Transit-Rich Areas  
**14%** in High-Resource Areas



\* All urbanized growth in unincorporated areas is focused **within existing urban growth boundaries** (Strategy EN4).

For breakdowns on the subcounty level, please refer to the Final Blueprint Growth Pattern on [planbayarea.org](http://planbayarea.org).

Totals do not always sum to 100% due to rounding.



# Forecasting the Future: Projected Outcomes

AFFORDABLE



Plan would reduce housing & transportation cost burden by 13 percentage points, with even greater improvements for low-income households

CONNECTED



Plan would improve access to frequent transit and to safe bicycle & pedestrian facilities, enabling nearly 20 percent of workers to shift away from commuting by auto

DIVERSE



Plan would provide more affordable housing in historically-exclusionary jurisdictions, while helping at least 10 percent of the region's low-income residents to buy their first home

HEALTHY



Plan would meet the state-mandated greenhouse gas reduction target, while concurrently protecting nearly all homes from sea level rise impacts through 2050

VIBRANT



Plan would improve jobs-housing balance in counties throughout the Bay Area, yielding shorter commutes for all workers

# Advancing Toward Implementation: Overview

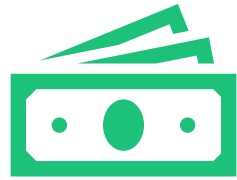
Plan Bay Area 2050  
*30-year strategies*

Implementation Plan  
*5-year near-term actions*

The near-term Implementation Plan for Plan Bay Area 2050 is exploring the **success factors** for each of the 35 strategies, the **role** for MTC/ABAG, and specific **MTC/ABAG implementation actions**.



Authority



Financial  
Resources



Technical  
Capacity



Public &  
Political  
Support



Lead



Partner



Support

Moving into summer 2021, MTC/ABAG will pivot to the **partnership phase** of the **Implementation Plan**, identifying existing initiatives and roles for partner organizations to ensure the success of Plan Bay Area 2050.

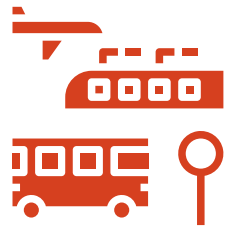
# Advancing Toward Implementation: Initial Actions

The initial actions identified in the Draft Implementation Plan focus on near-term actions - through 2025 - that MTC and ABAG can prioritize to advance Plan implementation, which will be augmented by commitments from partners this summer and fall. **Select implementation actions identified to-date are shown below and on the following slide:**



## Cross-Cutting

- **Seek new revenues to support identified needs**, from a next-generation transit network to a suite of sea level rise protections to affordable housing production & preservation
- **Continue and seek greater strategic alignment** between a broad range of existing MTC/ABAG programs, including Express Lanes, FasTrak START, Clipper START, Regional Housing Technical Assistance, and Regional Trails, among others



## Transportation

- **Implement the recommendations** of the Blue Ribbon Transit Recovery Task Force, the Fare Integration Task Force, and the Regional Active Transportation Plan
- **Complete & advance the TOD Policy Update** to ensure land use supports transit investments
- **Lead the next-generations freeways study** to further explore pricing and complementary strategies through deep engagement with partners, stakeholders, and the public



# Advancing Toward Implementation: Initial Actions



Housing

- **Provide financial resources and technical assistance** through the Regional Housing Technical Assistance and PDA Planning Program
- **Launch and deliver a suite of pilot projects** to equitably advance the “3 P’s” of housing: protection, preservation, and production
- **Partner with local jurisdictions** to study and accelerate mall & office park redevelopment



Economy

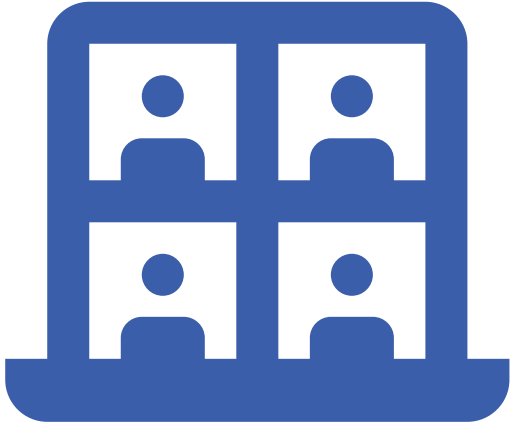
- **Evaluate funding sources** and develop a pilot Priority Production Area (PPA) Planning and Technical Assistance program, with a goal of supporting up to five PPAs by 2025
- **Engage with local partners** on economic recovery as part of the Regional Government Partnership for Local Economic Rebound initiative



Environment

- **Explore legislative reforms** to establish clear roles for sea level rise adaptation
- **Restructure MTC Climate Initiatives** program and operational travel demand management (TDM) programs to ensure they can effectively scale over the next five years
- **Evaluate feasibility** of expanding the scope and mission of BayREN to develop a broader range of program offerings that support building retrofits and water & energy upgrades

# What's Next: June & July 2021 Public Engagement



## Virtual Public Workshops

- June 14 at 5 PM — East Bay Focus (*Alameda & Contra Costa Counties*)
- June 30 at 12 PM — North Bay Focus (*Marin, Napa, Solano & Sonoma Counties*)
- June 17 at 12 PM — South Bay Focus (*Santa Clara County*)
- June 28 at 5 PM — West Bay Focus (*San Francisco & San Mateo Counties*)



## Virtual Public Hearings

- June 11 at 9:30 AM (Draft Plan Document) & directly after (EIR)
- June 22 at 5:30 PM (Draft Plan Document) & 6:30 PM (EIR)
- July 7 at 1:30 PM (Draft Plan Document) & 2:30 PM (EIR)



Overview Videos  
& Web Resources



Youth Events &  
Video Challenge



Virtual Tribal  
Summit

# What's Next: Upcoming Public Comment Period



**Draft Plan Bay Area 2050 is slated for public release by early June and will include:**

- Draft Plan Document + Implementation Plan
- Draft Supplemental Reports
- Draft Environmental Impact Report

**The public comment period will continue through July 20<sup>th</sup> - for more information on how to submit comments, go to [planbayarea.org](http://planbayarea.org).**